

February 16, 2018

Hamlet Zohrabians
3467 Ocean View Blvd. STE B
Glendale, CA 91208

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1727422
1501 RAYMOND AVENUE**

Dear Mr. Zohrabians:

On February 16, 2018, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application to add 260 square-feet to the first floor and 53 square-feet to the second floor of an existing two-story, 2,105 square-foot single-family dwelling (originally constructed in 1928), on an approximately 8,221 square-foot lot located in the R1 Zone, Floor Area District I, located at **1501 Raymond Avenue**. The addition includes a façade remodel that will replace the existing flat roof design with a hipped roof design, and the existing garage will also be remodeled.

CONDITIONS OF APPROVAL:

1. That the drawings be revised to identify the location of the trash storage area for staff review and approval.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- The addition to the existing house does not propose any significant alterations to the existing site planning. The single-family house is centrally sited on the lot and the addition will minimally enlarge the existing rectangular building footprint.
- The 260 square-foot first floor addition includes a 57 square-foot addition at the front that will extend the living room into the existing porch. Towards the rear the first-floor addition will extend the master bedroom and family room into an existing uncovered patio area and the kitchen will also be expanded adjacent to the driveway.
- The existing detached garage located towards the rear will be remodeled to feature a hipped roof design to match the existing house, and will also feature an attic space. The existing location of the detached garage is consistent with the neighborhood pattern. The existing Hollywood-style driveway with a gravel strip that separates the tracks of the car will remain.

- Some of the existing landscape on-site will remain but additional drought tolerant landscaping will also be added. The selected plant palette is appropriate and complements the overall design.

Mass and Scale – The proposed massing and scale are appropriate to the site and its surroundings for the following reasons:

- The alterations at the second floor will improve the appearance of the house by eliminating the existing tall, awkwardly-proportioned parapets and adding a simple hipped roof that will help unify the two levels of the house. The neighborhood pattern features one and two story homes.
- The massing of the house is appropriately broken up, especially where visible from the street, by changes in façade plane, and maintaining the significant setback between the first and second floor as seen from Raymond Avenue.
- While the house will be three feet higher after the remodel, the roof forms and the first and second floors will better integrate the building's volumes and enhance its appearance without adding to its sense of mass.

Building Design and Detailing – The proposed design and detailing are appropriate to the site and its surroundings for the following reasons:

- The new design will enhance the appearance of the house and its design and detailing are appropriate and consistent with the style of the residence through the use of the same materials, windows, and colors.
- The new recessed entryway is integrated into the overall design and avoids a sense of monumentality. The new entry door will be with wood with iron detailing consistent with the style of the house.
- The new windows will be dark brown, fiberglass, and recessed into the opening with a wood sill and frame. The new windows will be an appropriate combination of fixed and casement windows with external grids as shown on the drawings. The large picture window at the street will have a pre-cast concrete surround.
- There is one new balcony proposed on the second-floor at the west elevation (rear) that will be accessed from bedroom number three. This new balcony is at a reasonable distance from adjacent properties, and overlooks the garage of the adjacent neighbor to the north.
- The house and garage will feature a smooth cement plaster finish, 2-piece clay tile roof, wood corbels, and metal gutters and downspouts.

This approval is for the project design only. Administrative Design Review approval of a project does not constitute compliance with the Zoning Code and/or Building Code requirements. Please refer to the end of this letter for information regarding plan check submittal. If there are any questions, please contact the case planner, Vista Ezzati, at 818-937-8180 or via email at VEzzati@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

Staff did not receive any community input during the comment period regarding this application.

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Historic Preservation Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **March 5, 2018** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

APPEAL FORMS available on-line: www.glendaleca.gov/appeals

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website. Visit us.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

EXTENSION: An extension of the design review approval may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the design review approval.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, **Vista Ezzati**, who acted on this case. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

If an appeal is not filed within the 15-day appeal period of the decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check

submittal, approved plans must be stamped approved by Planning Division staff. **Any** changes to the approved plans will require resubmittal of revised plans for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes to approved plans must be on file with the Planning Division.

An appointment must be made with the case planner, Vista Ezzati, for stamp and signature prior to submitting for Building plan check. Please contact Vista Ezzati directly at 818-937-8180 or via email at VEzzati@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff

JP:ve